



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: DECEMBER 17, 2003**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIR GOODMAN AT 12:30 P.M.

**PRESENT:** CHAIR GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD, MACK, WEEKLY, and MONCRIEF

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Posting Board  
Court Clerk's Bulletin Board, City Hall  
Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.

(12:30)

**3-733**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 17, 2003**

---

**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF NOVEMBER 5, 2003

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no further discussion.

(12:30)

**3-738**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 17, 2003**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT FOR COMMISSION OF ARTWORK DESIGN WITH YAACOV AGAM, IN CONCERT WITH THE LAS VEGAS ARTS COMMISSION AND THE LAS VEGAS ARTS DISTRICT NEIGHBORHOOD ASSOCIATION, PROPOSED TO BE LOCATED WITHIN THE EXISTING BOULDER AVENUE PUBLIC RIGHT-OF-WAY BETWEEN MAIN STREET AND CASINO CENTER BOULEVARD (\$30,000 - REDEVELOPMENT AGENCY FUNDS)- WARD 1 (MONCRIEF)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$30,000

☒

**Budget Funds Available**

**Dept./Division:** OBD/RDA

☐

**Augmentation Required**

**Funding Source:** Redevelopment Agency Funds

**PURPOSE/BACKGROUND:**

On August 6, 2003, RDA Board reappropriated \$85,000 for projects requested by the Las Vegas Arts District neighborhood association, one of which is this \$30,000 contract to engage international artist Yaacov Agam to prepare an artistic scale model of the proposed interactive, kinetic sculpture park. The model will then be used by the association to raise the funds to commission the sculpture and install it within the district in cooperation with the City of Las Vegas.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agreement
2. Area Map, indicating possible future location of sculpture park

**MOTION:**

**GOODMAN – ABEYANCE to 1/21/2004 – UNANIMOUS**

**MINUTES:**

CHAIRMAN GOODMAN advised that he was moving to abey this item for a month as a result of discussions with JACK SOLOMON, a principal within the arts district, outlining street problems that need to be resolved prior to going forward.

There was no further discussion.

(12:30 – 12:31)

3-746

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 17, 2003**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

**RESOLUTIONS:**

**RA-6-2003 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT ("OPA") BETWEEN THE CITY OF LAS VEGAS RDA AND PEPES' TACOS TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE RDA - WARD 3 (REESE) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #78 (R-182-2003) AND RDA ITEM #4]**

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

This is a companion item to discussion and possible action regarding assisting Pepes' Tacos with the cost of resurfacing the existing parking lot at 2490 Fremont Street. Approval will adopt findings that the OPA is in compliance with furtherance of the goals and objectives of the RDA, and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Site Map
2. Disclosure of Principals
3. Resolution No. RA-6-2003
4. Owner's Participation Agreement, with Attachments
5. Affidavit of Jose Ceja

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MACK not voting**

NOTE: MEMBER MACK announced under the related Council item that because the parking lot is immediately adjacent to the parking lot of a SuperPawn, owned by his brother, STEVEN MACK, for whom he is a consultant, and as the improvement in such proximity to his brother's property could benefit his brother, he would abstain on the item and on related Redevelopment Agency Items 3 and 4

REDEVELOPMENT AGENCY MEETING OF DECEMBER 17, 2003

ITEM 3 – RA-6-2003 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT ("OPA") BETWEEN THE CITY OF LAS VEGAS RDA AND PEPES' TACOS TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE RDA - WARD 3 (REESE)

**MINUTES:**

IAIN VASEY, Redevelopment Agency, indicated that the Owner Participation Agreement is part of an overall building acquisition and improvement of an International House of Pancake restaurant at the corner of Charleston and Fremont that has been closed for three years. The new owner intends to invest more than \$700,000 to improve the building. The agreement will provide \$21,000 of Agency funding toward repaving of the parking lot.

JOSE CEJA expressed his appreciation for the Redevelopment Agency's assistance.

TODD FARLOW, 240 North 19<sup>th</sup> Street, confirmed with MEMBER REESE that the project would include landscaping.

There was no further discussion.

(12:31 – 12:33)

**3-781**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 17, 2003**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AN OWNER PARTICIPATION AGREEMENT WITH PEPES' TACOS FOR PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO THE EXISTING SURFACE PARKING, LOCATED AT 2490 FREMONT STREET, APN 162-01-111-005 (NOT TO EXCEED \$21,000 - REDEVELOPMENT AGENCY FUNDS) - WARD 3 (REESE) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #78 (R-182-2003) AND RDA RESOLUTION #3 (RA-6-2003)]

**Fiscal Impact**

☐

**No Impact**

**Amount:** NOT TO EXCEED \$21,000

☒

**Budget Funds Available**

**Dept./Division:** OBD/RDA

☐

**Augmentation Required**

**Funding Source:** REDEVELOPMENT AGENCY FUNDS

**PURPOSE/BACKGROUND:**

Through a first deed loan from Larry Hughes, Pepes' Tacos purchased the property at 2490 Fremont to open a second restaurant. The existing building is dilapidated. The owner of Pepes' Tacos, Jose Ceja, has made substantial improvements to the building and has exhausted his funds, and is requesting assistance from the Redevelopment Agency to pay for the cost of resurfacing the existing parking lot, which contains approximately 11,500 square feet, more or less.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Disclosure of Principals
3. Owner's Participation Agreement, with Attachments
4. Affidavit of Jose Ceja
5. Site Map

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MACK not voting**

NOTE: MEMBER MACK announced under the related Council item that because the parking lot is immediately adjacent to the parking lot of a SuperPawn, owned by his brother, STEVEN MACK, for whom he is a consultant, and as the improvement in such proximity to his brother's property could benefit his brother, he would abstain on the item and on related Redevelopment Agency Items 3 and 4.

REDEVELOPMENT AGENCY MEETING OF DECEMBER 17, 2003

ITEM 4 - DISCUSSION AND POSSIBLE ACTION REGARDING AN OWNER PARTICIPATION AGREEMENT WITH PEPES' TACOS FOR PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO THE EXISTING SURFACE PARKING, LOCATED AT 2490 FREMONT STREET, APN 162-01-111-005 (NOT TO EXCEED \$21,000 - REDEVELOPMENT AGENCY FUNDS) - WARD 3 (REESE) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #78 (R-182-2003) AND RDA RESOLUTION #3 (RA-6-2003)]

**MINUTES:**

MEMBER REESE thanked the Redevelopment Agency for working with the applicant to improve this corner. This will be successful, especially given the new Lowe's across the street. CHAIRMAN GOODMAN and MEMBER REESE wished the applicant good luck.

JOSE CEJA was present.

There was no further discussion.

(12:33 – 12:34)

**3-848**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 17, 2003**

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

ANTHONY HODGES, 3640 Las Vegas Boulevard North, pointed out a double standard used for parades. St. Patrick's and Veteran's Day parades are treated differently than the Martin Luther King parade. The Martin Luther King Day parade is the only one that is required to provide barricades. CHAIRMAN GOODMAN verified with staff that the barricades are required by the Las Vegas Metropolitan Police Department and outside his jurisdiction. That will have to be addressed by the Sheriff. MR. HODGES wished everyone happy holidays.

(12:34 – 12:37)

**3-885**

TOM McGOWAN, citizen of Las Vegas, commended COUNCILMEN REESE and WEEKLY for the work on the East Fremont Street item. Public art is for the entire City, even though it is a difficult matter to address. It is his belief that people earn respect and he likes to give credit where it is due. He wished everyone happy holidays.

(12:37 – 12:38)

**3-955**

BEATRICE TURNER, West Las Vegas, stated her agenda comes in the mail and this is her favorite part. She protested that MR. EDMONDS was not required to report at this meeting, even though he will be coming back before the Board 1/7/2004. If that project does not get funded, she will be presenting an alternative.

(12:38 – 12:40)

**3-1033**



# *City of Las Vegas*

## REDEVELOPMENT AGENCY MEETING OF DECEMBER 17, 2003 CITIZENS PARTICIPATION

### **MINUTES - Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, yielded his three minutes to MR. CONTRARAS.

DAN CONTRARAS, Bonanza Village, noted that his neighborhood association requested a mural on the Bonanza Wall and he urged the Board to look in West Las Vegas when funds are allocated. He protested that the hurdles to redeveloping West Las Vegas have existed for years and include the day laborers. The laborers take up the bus stops and prevent them from being utilized by the elderly. That looks bad for the community and the ordinance is not being enforced fining the businesses that pick up these men. Some of these men also urinate in public. A facility was established to get them off the street. Panhandlers are now accosting traffic. This creates a perception that keeps people out of West Las Vegas. The concentration of subsidized housing diminishes income levels to a degree that business will not come in. He cited a key rental/ownership development. He opposed using the Veterans building for the State mental hospital. Services are already concentrated in an area that desperately needs positive development.

(12:40 – 12:47)

**3-1085**

AL GALLEG0, citizen of Las Vegas, stressed that the City is falling apart. The closed-door meeting should be held in public so that the citizens know what is happening.

(12:47)

**3-1320**

**THE MEETING ADJOURNED AT 12:47 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
January 30, 2004

---

**Barbara Jo Ronemus, Secretary**